

Vicinal Properties:

North Side – Existing R-20 zoned residential lots and additional acreage of the Environmental Area.

East Side - The Village of Harpers Choice and Hickory Ridge residential communities.

South Side - The Village of River Hill residential community and a R-20 zoned residential lots.

West Side - Trotter Road borders the site along the west side.

Site History:

- On May 13, 1999, **FDP-201-A** was amended to adjust the property outline boundary to conform to a recent survey to change 1.8117 acres of non-credited open space (roadway) to single family low density (roadway) to correct a Trotter Road dedication error and to add an additional 3.906 acres of credited open space area.
- On July 17, 2014, **FDP-201-A-1** received Planning Board approval to adjust the amount of credited open space to non-credited open space to allow for paved driveway lanes and parking as per this SDP plan.

Site Analysis:

Site Improvements - This SDP proposes the construction of a paved driveway lane (that shall serve as the entrance to the environmental area), a 12' x 25' comfort station, a 32' x 44' one-story storage building and other related site improvements, such as an internal sidewalk, outdoor lighting, stormwater management facilities, and the extension of water and sewer connections for sanitation purposes. A total of 38 off-street parking spaces shall be provided (as determined by the Department of Recreation and Parks) to accommodate patrons visiting the area. In addition, a 10-foot wide paved pathway shall be constructed to connect to an existing unpaved, gravel path that leads into the environmental area from the parking location.

FDP Criteria – This SDP complies with the criteria established within FDP-201-A. There are no structures located within thirty (30) feet of the Trotter Road setback or within twenty-five (25) feet of any property line. The proposed uses (restrooms, storage facility) are permitted, per item 7E-5 of the FDP. The parking that is proposed for this site shall be approved by the Department of Planning and Zoning (as requested by the Department of Recreation and Parks) and any open space land used for parking must be deducted from the credited open space land use tabulations and denoted as non-credited open space in accordance with Section 125.0.A.8.e.(1). This non-credited open space has been amended on the FDP and was approved by the Planning Board on July 17, 2014.

Storm Water Management (SWM) - Storm water management for this project is provided through the implementation of environmental site design (ESD) facilities such as micro-bioretenion and pervious concrete.

Environmental Considerations - There is a perennial stream and its associated 100-foot buffer located within the limits of this project. This project will disturb the 100-foot buffer. A waiver petition to allow such disturbance was approved by the Department of Planning and Zoning on November 22, 2013, subject to six (6) stated conditions (as outlined in the waiver petition file, WP-14-052). There are no 100 year flood plain located within the subject area.

Landscaping - The Landscape Plan for this project complies with the Howard County Landscape Manual and standards set forth by the Department of Recreation and Parks. A variety of shade trees, evergreen trees, shrubs as well as groundcovers and grasses shall be planted to preserve and enhance the environmental quality of the subject area and to assist in stabilizing the ground and minimizing sediment pollution by preventing erosion and capturing stormwater on-site.

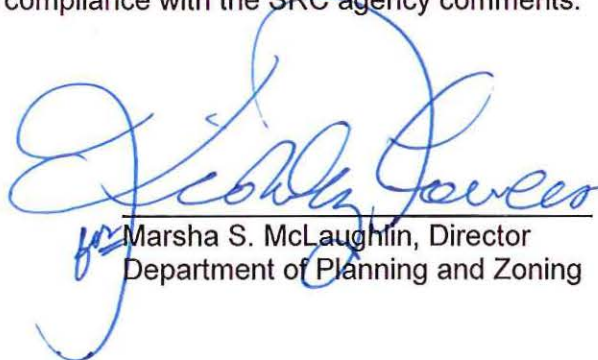
SRC Comments:

By letter dated July 30, 2014, the SRC determined SDP-14-055 to be approvable.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board **approve** this SDP, subject to compliance with the SRC agency comments.


for Marsha S. McLaughlin, Director
Department of Planning and Zoning

8-6-14
Date

1/3



Middle Patuxent Environmental Area Site Improvements

MPEA SITE IMPROVEMENTS

HOWARD COUNTY, MARYLAND

CAPITAL PROJECT NO. N-3965

SITE DEVELOPMENT PLAN SDP-14-055

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY SPECIFICATIONS AND DETAILS FOR CONSTRUCTION PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE SUBJECT PROPERTY IS ZONED NT AND R20 PER THE COMPREHENSIVE ZONING PLAN, EFFECTIVE OCTOBER 6, 2013.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS, WETLAND OR STREAM BUFFERS, 100-YEAR FLOODPLAIN, OR FOREST CONSERVATION EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- WATER IS PROVIDED BY CONTRACT 34-4170-D.
- SEWER IS PROVIDED BY CONTRACT 34-4345.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UP ON THE MARYLAND STATE PLANE COORDINATE SYSTEM: HORIZONTAL NAD'83/91 VERTICAL NAVD'88.
- THERE ARE NO FLOODPLAINS ON THE SITE AS SHOWN ON NFIP FIRM PANEL 240044 0033B, DATE 12/4/1986.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY KCI DATED 2007. ADDITIONAL UTILITY INFORMATION WAS PROVIDED BY HOWARD COUNTY RECORDS AND MAY NOT REFLECT CURRENT CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CURRENT TOPOGRAPHIC AND UTILITY INFORMATION.
- APPROXIMATE LOCATION AND INVERTS OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN AN UNINTERRUPTED SERVICE. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES BY TEST PIT OR OTHER MEANS OF INVESTIGATION APPROVED BY THE OWNER WELL IN ADVANCE OF CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ENVIRONMENTAL SITE DESIGN (ESD) IS INCORPORATED INTO THE DEVELOPMENT AT THE MAXIMUM EXTENT POSSIBLE. ESD FACILITIES INCLUDE AN M-6 MICRO-BIORETENTION AND A-2 PERVIOUS CONCRETE. NON-STRUCTURAL PRACTICES INCLUDE N-1 DISCONNECTION OF ROOFTOP RUNOFF. HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
- A PERENNIAL STREAM AND 100-FOOT BUFFER ARE LOCATED TO THE SOUTH OF THE PROJECT. THE PROJECT WILL DISTURB THE 100-FOOT BUFFER AND WILL THEREFORE REQUIRE A WAIVER.
- WAIVER PETITION WP-14-052 HAS BEEN APPROVED ON NOVEMBER 22, 2013. REQUIREMENTS OF SECTION 16.116(A)(2)(ii) HAVE BEEN WAIVED PENDING THESE CONDITIONS:
 - THE APPLICANT SHALL ACQUIRE ALL REQUIRED STATE AND/OR CORPS OF ENGINEERS PERMITS FOR DISTURBANCE WITHIN THE 100-FOOT STREAM BUFFER.
 - FOREST CONSERVATION FOR THE LIMIT OF DISTURBANCE (LOD) MUST BE ADDRESSED ONLY FOR THE R-20 ZONED PORTION OF THIS ENVIRONMENT AREA ON THE FORTHCOMING SDP SUBMISSION AND AREAS IDENTIFIED AS HIGH PRIORITY FOR FOREST RETENTION MUST BE DELINEATED AND PROTECTED FROM DISTURBANCE TO THE MAXIMUM EXTENT POSSIBLE.
 - NO DISTURBANCE IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE SHOWN ON THE WAIVER PETITION PLAN EXHIBIT UNLESS IT CAN SUFFICIENTLY BE DEMONSTRATED TO BE NECESSARY OR ESSENTIAL.
 - ON THE FORTHCOMING SITE DEVELOPMENT PLAN, PROVIDE A BRIEF DESCRIPTION OF THE WAIVER PETITION (WP-14-052), AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
 - ALL DISTURBED AREAS MUST BE STABILIZED AND REPLANTED AS APPROPRIATE IMMEDIATELY UPON COMPLETION OF THE PROJECT.
 - A PRE-SUBMISSION COMMUNITY MEETING AS REQUIRED UNDER SECTION 16.156(A)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS MUST BE HELD TO PROVIDE RESIDENTIALLY ZONED PROPERTY OWNERS THAT ARE ADJACENT TO THIS ENVIRONMENTAL AREA THE OPPORTUNITY TO HEAR AND COMMENT ON THIS PROPOSAL.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- THE REQUIRED PERIMETER PLANTINGS AND PARKING LOT PLANTINGS ARE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN MET BY PROVIDING A FEE IN LIEU TOTAL OF \$3,267. THE FEE-IN-LIEU AMOUNT IS BASED ON A TOTAL AFFORESTATION REQUIREMENT OF 5,277 SQUARE FEET X 0.75 PER SQUARE FOOT. THE FOREST CONSERVATION OBLIGATION IS ONLY FOR THE R-20 PORTION OF THE SITE. THE NT ZONED PORTION OF THE SITE IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS ACCORDING TO SECTION 16.1202(b)(iv) OF THE HOWARD COUNTY CODE FOR A PLANNED UNIT DEVELOPMENT APPROVED PRIOR TO 12/31/92.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONING DISTRICTS. LIGHT TRESPASS ONTO ANY PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES SHALL BE LIMITED TO 0.5 FOOT CANDLES.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)" A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE), 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PLAN IS IN ACCORDANCE WITH SECTION 128.0.A.10 AND 11 OF THE ZONING REGULATIONS WHEN 2 OR MORE CONTIGUOUS LOTS OR PARCELS ARE TREATED AS A SINGLE PARCEL FOR DEVELOPMENT PURPOSES, THE ZONING STRUCTURE AND USE SETBACKS FROM INTERNAL LOT LINES SHALL NOT APPLY AND IF THE DEVELOPMENT PLAN SHOWS AN INTEGRATED DESIGN, THAT INCORPORATES MORE THAN ONE ZONING DISTRICT, THERE IS NO REQUIRED SETBACK FROM AN INTERNAL ZONING DISTRICT BOUNDARY.

SITE ANALYSIS DATA CHART*

TOTAL PROPERTY AREA: 648.98 AC
AREA OF PLAN SUBMISSION: 2.44 AC
LIMIT OF DISTURBED AREA: 2.44 AC
PROPOSED IMPERVIOUS COVER: 0.75 AC

PRESENT ZONING DESIGNATION: NT & R-20, PER THE COMPREHENSIVE ZONING PLAN, EFFECTIVE OCTOBER 8, 2013

EXISTING/PROPOSED USES: TRAILHEAD - FOR INDIVIDUALS TO PARK AND GATHER PRIOR TO ENTERING THE PARK.

FLOOR SPACE:
STORAGE BUILDING: 1520 SF;
COMFORT STATION: 302 SF

PARKING SPACES PROVIDED AS DETERMINED BY THE DEPARTMENT OF RECREATION AND PARKS
PARKING SPACES PROVIDED: 36 SPACES,
2 HANDICAP (38 TOTAL)

AREA OF RIGHT OF WAY: 0.00 AC
AREA OF WETLANDS/BUFFER: N/A
AREA OF FLOODPLAINS/BUFFER: N/A
AREA OF STREAM BUFFER IMPACT: 0.80 AC
AREA OF STEEP SLOPES >15%: 0.71 AC
AREA OF ERODIBLE SOILS: 1.86 AC
AREA OF GREEN OPEN SPACE: 1.62 AC

APPLICABLE DPZ FILE NUMBERS: ECP-14-031, WP-14-052, FDP PHASE 201-A MIDDLE PATUXENT ENVIRONMENTAL AREA (APPROVED 5/6/1999)

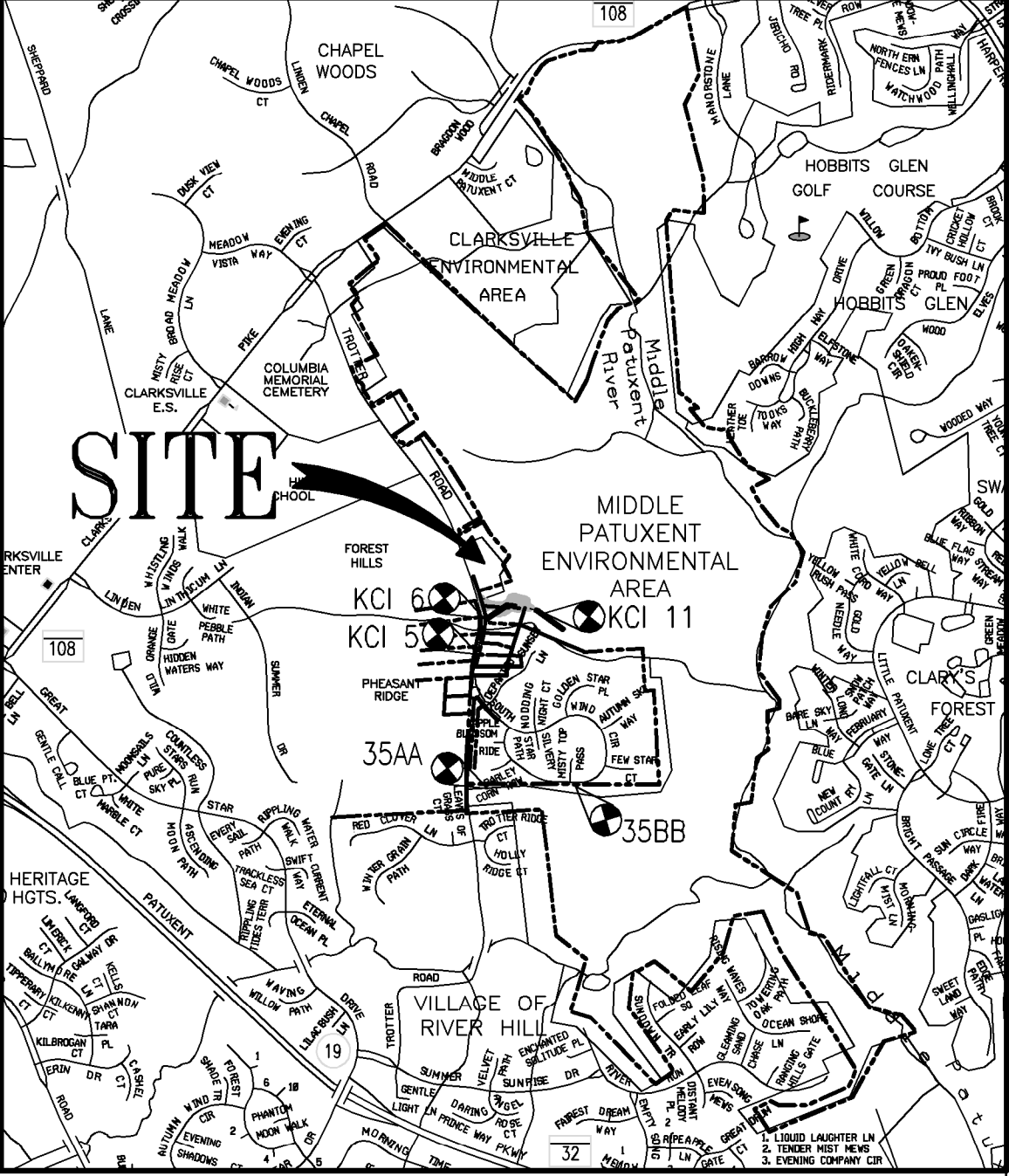
*NOTE: THIS PLAN AND ALL AREAS IN THIS SITE ANALYSIS DATA CHART ARE WITHIN THE 2.44 ACRES THAT THIS SUBMISSION COVERS, NOT THE ENTIRE 648.98 ACRE PROPERTY.

REVISIONS			

BENCHMARK DATA

35AA: N 560767.7, E 1335483.83, ELEV. 430.95
35BB: N 560790.42, E 1336537.22, ELEV. 394.26
KCI 5: N 562367.39, E 1335373.4, ELEV. 380.99
KCI 6: N 562794.28, E 1335445.76, ELEV. 371.28
KCI 11: N 562850.49, E 1336162.86, ELEV. 363.65

NOTE: KCI BENCHMARKS USED TO ESTABLISH THE PROJECT CONTROL



ADC MAP: 4934
GRID: D8

VICINITY MAP

1" = 2000'



LIST OF DRAWINGS

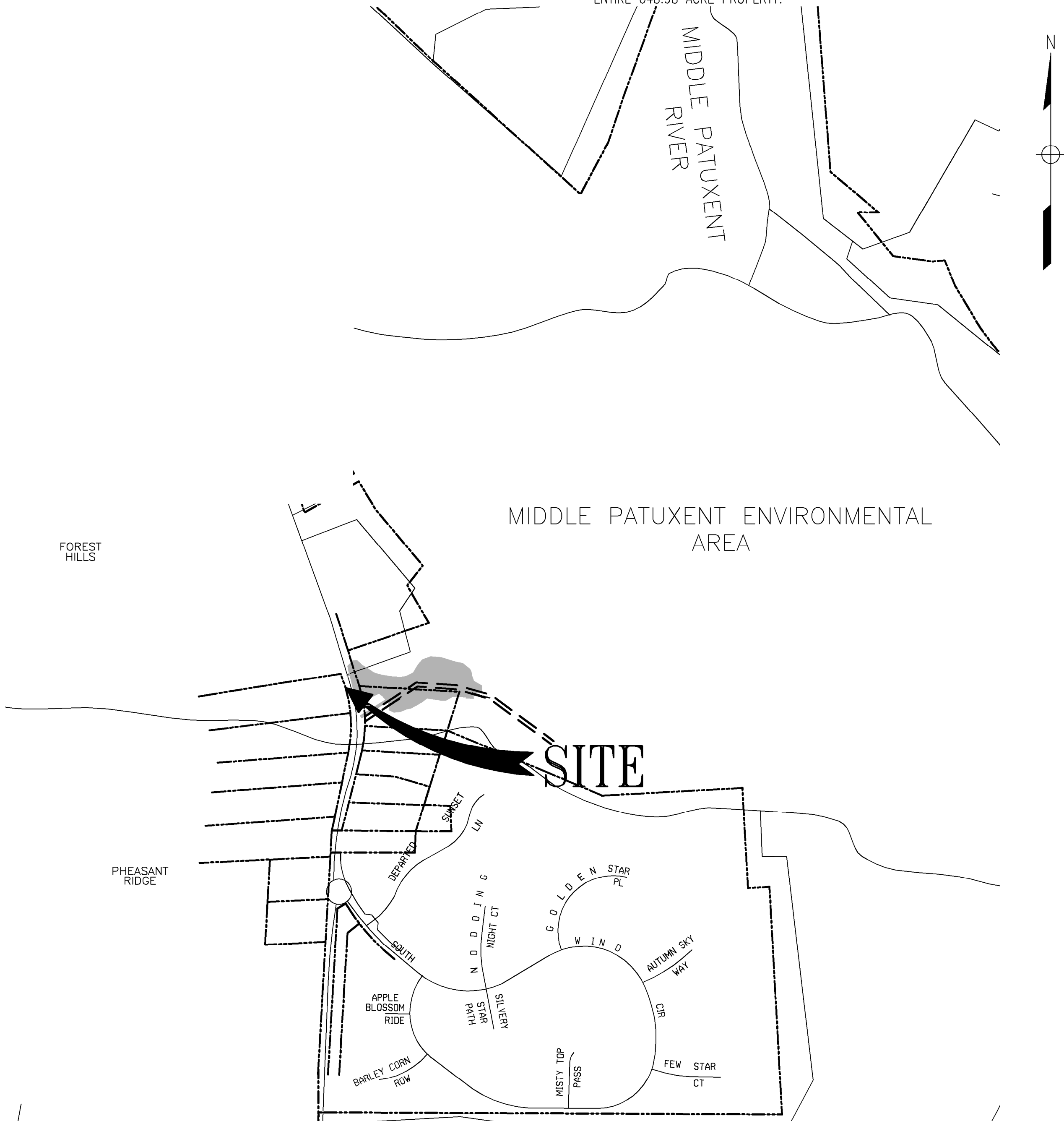
- CIVIL**
- C0.1 COVER SHEET
 - C0.2 ABBREVIATIONS, NOTES, AND LEGENDS
 - C1.0 EXISTING SITE PLAN
 - C1.1 SITE DEMOLITION PLAN
 - C1.2 SITE AND UTILITY PLAN
 - C1.3 STAKEOUT PLAN
 - C1.4 GRADING AND STORMWATER MANAGEMENT PLAN
 - C1.5 EROSION AND SEDIMENT CONTROL PLAN
 - C2.1 STORM DRAIN PROFILES
 - C3.1 ENLARGED SITE PLANS
 - C4.1 SITE DETAILS
 - C4.2 SITE DETAILS
 - C4.3 STORMWATER MANAGEMENT DETAILS AND NOTES
 - C5.1 EROSION AND SEDIMENT CONTROL - NOTES
 - C5.2 EROSION AND SEDIMENT CONTROL - NOTES/DETAILS
 - C5.3 SOIL BORING LOGS
 - C6.1 OVERALL DRAINAGE AREA MAP
 - C6.2 STORMWATER DRAINAGE AREA MAP
 - C6.3 INLET DRAINAGE AREA MAP
 - C6.4 EROSION AND SEDIMENT CONTROL DRAINAGE AREA MAP

LANDSCAPE

- L1.0 LANDSCAPE PLAN
- L1.1 MINIMUM LANDSCAPE REQUIREMENTS
- L1.2 PLANTING DETAILS

FOREST CONSERVATION

- F2.1 FOREST CONSERVATION COVER SHEET
- F2.2 FOREST CONSERVATION PLAN
- F2.3 FOREST CONSERVATION NOTES AND DETAILS



LOCATION MAP

1" = 400'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY

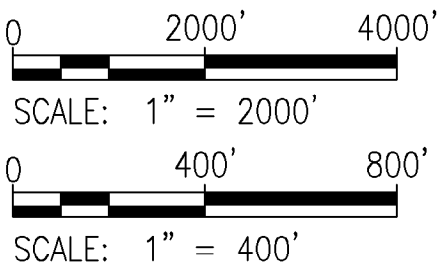
EXECUTIVE SECRETARY	DATE
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OWNER:		DEVELOPER:		PERMIT INFORMATION CHART							
HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 7120 OAKLAND MILLS ROAD COLUMBIA, MD 21046 ATTN: MR. RAUL DELEME VOICE 410-313-4689 FAX 410-313-4646		HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS 9250 BENDIX ROAD COLUMBIA, MD 21045 ATTN: MR. TOM AUYEUNG VOICE 410-313-6142 FAX 410-313-6161		WATER CODE:		SEWER CODE:		BUILDING			
				PUBLIC		PUBLIC		N/A			
				PROJECT NAME: MPEA SITE IMPROVEMENTS				SECTION/AREA N/A		PARCEL 512/467/427	
				L/F 4718/06 4718/41		GRID #3,9,2		ZONING NT & R-20		TAX MAP BLOCK 35 N/A	



WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21231
Phone: 410-235-3490 Fax: 410-243-5716

GRAPHIC SCALES



SIGNATURE

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19376.
EXPIRATION DATE: 09/22/2015

MPEA SITE IMPROVEMENTS

COVER SHEET

Drawing No.

C0.1

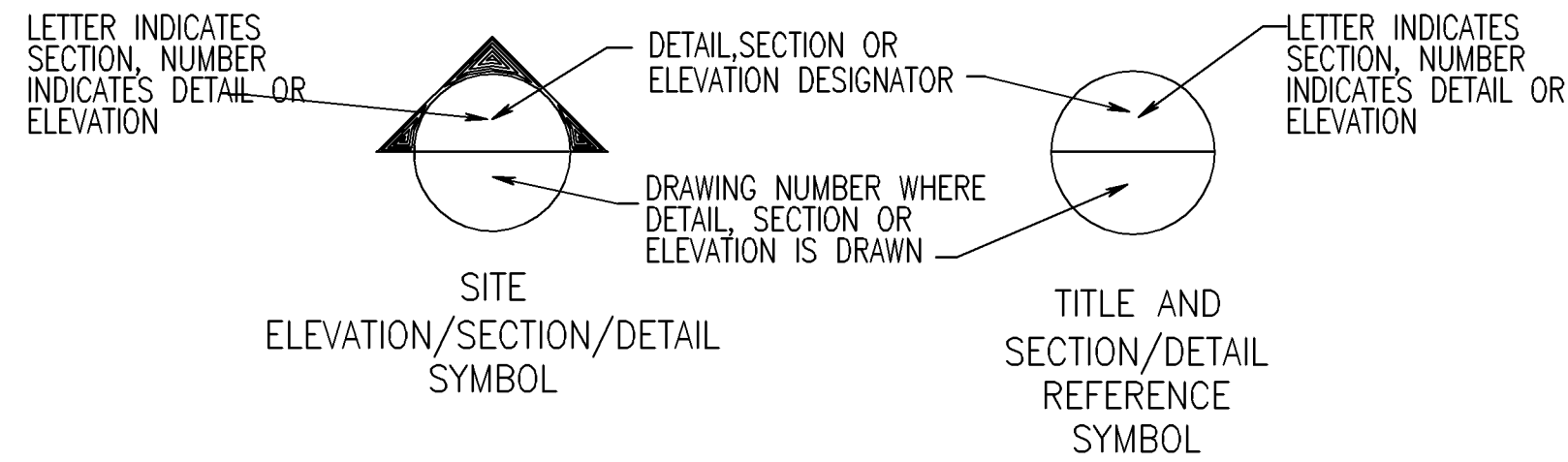
Scale: AS SHOWN

Date: 06/25/2014	Sheet 1 of 26
Des: BWJ	Drawn: SAD
Check: AUO	

SDP-14-055

ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	OD	OUTSIDE DIAMETER
ABAN, ABAND	ABANDON	OHE	OVERHEAD ELECTRIC
APPROX	APPROXIMATELY	OHT	OVERHEAD TELEPHONE
ASTM	ASSOCIATION FOR STANDARD TESTING METHODS	PC	POINT OF CURVATURE
BLDG	BUILDING	PCC	POINT OF COMPOUND CURVATURE
BIT	BITUMINOUS	PERF	PERFORATED
B.M.	BENCH MARK	PI	POINT OF INTERSECTION, POST INDICATOR
CFS	CUBIC FEET PER SECOND	POB	POINT OF BEGINNING
C.I.	CAST IRON	POC	POINT ON CURVE
C.I.P	CAST IRON PIPE	POE	POINT OF END
C/L	CENTERLINE	POT	POINT ON TRAVERSE
CO	CLEAN OUT	PT	POINT OF TANGENCY
COMM	COMMUNICATION	PVC	POLYVINYL CHLORIDE, POINT OF VERTICAL CURVE
CONTR. JT	CONTRACTION JOINT	PVI	POINT OF VERTICAL INTERSECTION
CONC	CONCRETE	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	PVT	POINT OF VERTICAL TANGENCY
DEMO	DEMOLITION	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PIV	POST INDICATOR VALVE
DIA, DIAM	DIAMETER	PROP	PROPOSED
DWG, DRWG	DRAWING	R	RADIUS, RIGHT
E	EAST	RD	ROAD
EL, ELEV	ELEVATION	RCCP	REINFORCED CONCRETE CULVERT PIPE
ELECT, ELEC	ELECTRICAL	RCP	REINFORCED CONCRETE PIPE
EMBED	EMBEDDED	REIN, REINF	REINFORCED
EX	EXISTING	RR	RAILROAD
EXP JT	EXPANSION JOINT	S	SOUTH, SLOPE, SANITARY
EW	EACH WAY	SAN	SANITARY
F&C	FRAME AND COVER	SCE	STABILIZED CONSTRUCTION ENTRANCE
FH	FIRE HYDRANT	SCH	SCHEDULE
FIN, FL, F.F.	FINISHED FLOOR	SD	STORM DRAIN
FT	FEET	SDR	STANDARD DIMENSION RATIO
FPS	FEET PER SECOND	SE	SOUTHEAST
HB	HORIZONTAL BEND	SF	SILT FENCE
HO. CO.	HOWARD COUNTY	SHT	SHEET
HC	HANDICAPPED	SP	STUDY POINT
HP	HIGH POINT	SS	STAINLESS STEEL
IN	INCH	STA	STATION
INV	INVERT	STD	STANDARD
IP	INLET PROTECTION	STRUCT, STR	STRUCTURAL
JT	JOINT	SW	SOUTHWEST
LT	LEFT	TEL	TELEPHONE
LOD	LIMIT OF DISTURBANCE	TS&V	TAPPING SLEEVE & VALVE
LP	LOW POINT	T/C	TOP OF CURB
MAX	MAXIMUM	TC	TOP OF COVER
MECH	MECHANICAL	TG	TOP OF GRATE
MH	MANHOLE	TW	TOP OF WALL
MIN	MINIMUM	TYP	TYPICAL
MW	MONITORING WELL	UG	UNDERGROUND
N	NORTH	UD	UNDERDRAIN
NE	NORTHEAST	UE	UNDERGROUND ELECTRIC DUCT
NIC	NOT IN CONTRACT	UMH	UNKNOWN MANHOLE
NTS	NOT TO SCALE	UT	UNDERGROUND TELEPHONE DUCT
NW	NORTHWEST	UFA	UNDERGROUND FIRE ALARM
OC, O/C	ON CENTER	VB	VERTICAL BEND
		VC	VERTICAL CURVE
		W	WEST, WATT, WATER, WIDE
		W/	WITH
		WWF	WELDED WIRE FABRIC



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CONTOUR
		SPOT ELEVATION
		STORM DRAIN
		WATER
		SANITARY SEWER
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		CONCRETE CURB AND GUTTER
		FENCE
		BUILDING
		GRAVEL PAVEMENT
		ASPHALT PAVEMENT
		ROADWAY PERVIOUS CONCRETE
		PARKING PERVIOUS CONCRETE
		CONCRETE SIDEWALK
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		STORM DRAIN INLET
		STORM DRAIN MANHOLE
		STORM DRAIN END SECTION
		STORM DRAIN ENDWALL
		RAIN BARREL
		SANITARY SEWER MANHOLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		LIGHT POLE
		UTILITY POLE
		TRANSFORMER
		GUY WIRE
		SIGN
		EVERGREEN TREE
		DECIDUOUS TREE
		WOODSLINE/CLEARING LIMITS
		RIPRAP
		STREAM
		100' STREAM BUFFER
		SURVEY TRAVERSE MONUMENT
		PROPERTY LINE
		35' SCENIC ROADS BUFFER
		EASEMENT LINE
		SOIL BORING LOCATION
		REMOVE TREES
		REMOVE GRAVEL ROADWAY
		15-24.9% SLOPES
		>25% SLOPES

EXISTING	PROPOSED	DESCRIPTION
		LIMIT OF DISTURBANCE
		SILT FENCE
		SUPER SILT FENCE
		TREE PROTECTION FENCE
		DIVERSION FENCE
		INLET PROTECTION
		TEMPORARY STONE OUTLET STRUCTURE
		LIMITS OF WET MEADOW AND RAIN GARDEN
		STABILIZED CONSTRUCTION ENTRANCE
		SOIL DIVIDE

REVISIONS	

HOWARD COUNTY

DEPARTMENT OF RECREATION AND PARKS
7120 OAKLAND MILLS ROAD
COLUMBIA, MD 21046

DEPARTMENT OF PUBLIC WORKS
9250 BENDIX ROAD
ELLICOTT CITY, MD 21043

WR&A

WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21231
Phone: 410-235-3450 Fax: 410-243-5716

PROPERTY

TAX MAP 35, GRID 3, PARCEL 512
TAX MAP 35, GRID 2, PARCEL 427

ZONING: NEWTOWN & R-20
ELECTION DISTRICT 05

GRAPHIC SCALES

SIGNATURE

100% CONSTRUCTION DRAWINGS

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19376
EXPIRATION DATE: 09/22/2015

MPEA – SITE IMPROVEMENTS

ABBREVIATIONS, NOTES AND LEGENDS

Drawing No.
C0.2

Scale: NONE

Date: 06/25/2014 | Sheet 2 of 26

Des: BWJ/SAD | Drawn: SAD | Check: AUO

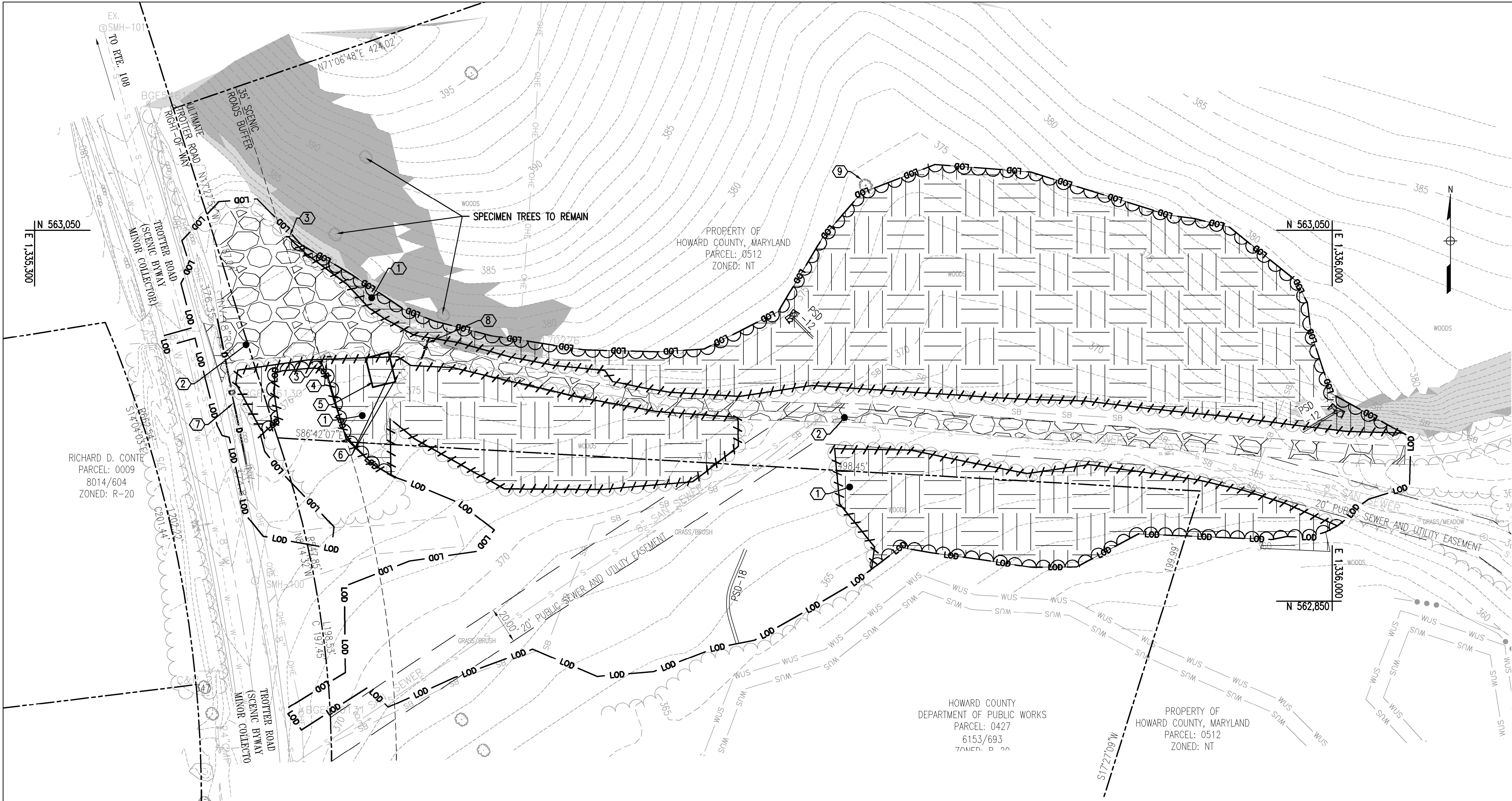
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE

CHIEF, DIVISION OF LAND DEVELOPMENT | DATE

DIRECTOR | DATE

FILENAME: N:\31760-005\CADD\317600050-02.DWG
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DEMOLITION NOTES

- 1 REMOVE TREE(S)
- 2 REMOVE APPROXIMATELY 12" THICK GRAVEL ROADWAY
- 3 REMOVE SIGN
- 4 REMOVE 8" THICK CONCRETE PAD
- 5 12'x16' WOOD SHED TO BE RELOCATED BY OTHERS PRIOR TO CONSTRUCTION SEE SHEET C1.2 FOR PROPOSED RELOCATION
- 6 REMOVE 4"x4" WOOD POST-DEER HOIST, HOWARD COUNTY TO SALVAGE. COORDINATE WITH OWNER.
- 7 REMOVE 18" RCP CULVERT
- 8 REMOVE METAL SECURITY GATE
- 9 APPROXIMATE LOCATION OF EXISTING 31" TULIP POPLAR. AFTER STAKING OUT CLEARING LIMITS NOTIFY OWNER AND ATTEMPT TO SAVE EXISTING TREE. PERMITTING WILL ALLOW FOR TREE TO BE REMOVED.

LEGEND

- LOD LIMIT OF DISTURBANCE
- WUS STREAM
- SB 100' STREAM BUFFER
- TREE REMOVAL
- GRAVEL ROADWAY REMOVAL
- PROPOSED TREELINE
- EXISTING TREELINE
- LIMITS OF TREE REMOVAL
- EXISTING CONTOUR
- 15%-24.9% SLOPES
- >25% SLOPES

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

REVISIONS	

HOWARD COUNTY

DEPARTMENT OF
RECREATION AND PARKS
7120 OAKLAND MILLS ROAD
COLUMBIA, MD 21046

DEPARTMENT OF
PUBLIC WORKS
9250 BENDIX ROAD
ELLICOTT CITY, MD 21043



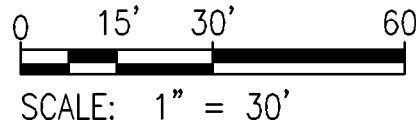
WHITMAN, REQUARDT
& ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21231
Phone: 410-235-3450 Fax: 410-243-5716

PROPERTY

TAX MAP 35, GRID 3, PARCEL 512
TAX MAP 35, GRID 2, PARCEL 427

ZONING: NEWTOWN & R-20
ELECTION DISTRICT 05

GRAPHIC SCALES



SIGNATURE

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NO. 19376
EXPIRATION DATE: 09/22/2015

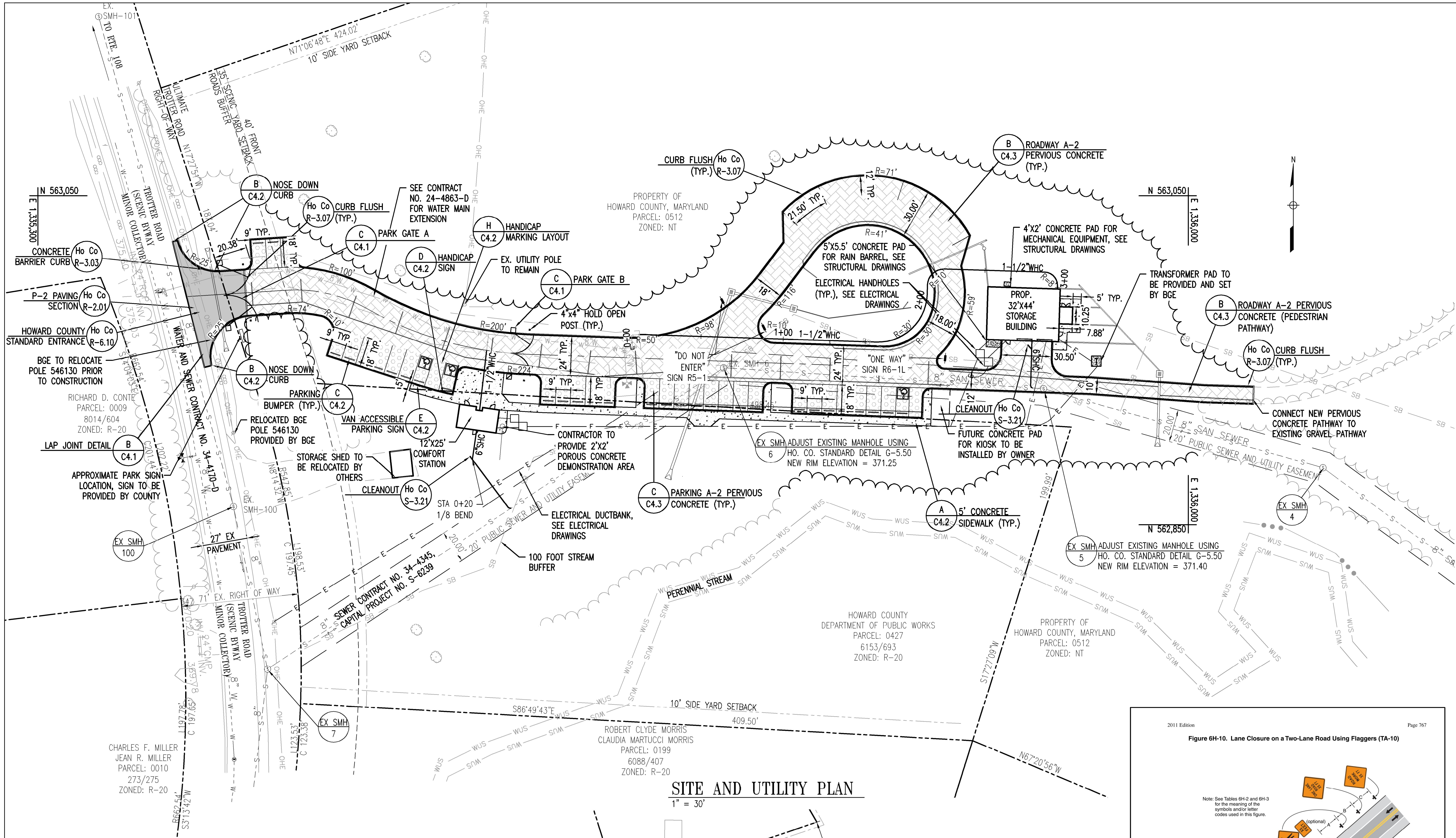
MPEA – SITE
IMPROVEMENTS

SITE DEMOLITION PLAN

Drawing No.

C1.1

Scale: 1" = 30'		
Date: 06/25/2014	Sheet 4 of 26	
Des: BWJ/SAD	Drawn: SAD	Check: AUO



LEGEND

WUS ——— STREAM

SB ——— 100' STREAM BUFFER

[Pattern] ROADWAY PERVIOUS CONCRETE

[Pattern] PARKING PERVIOUS CONCRETE

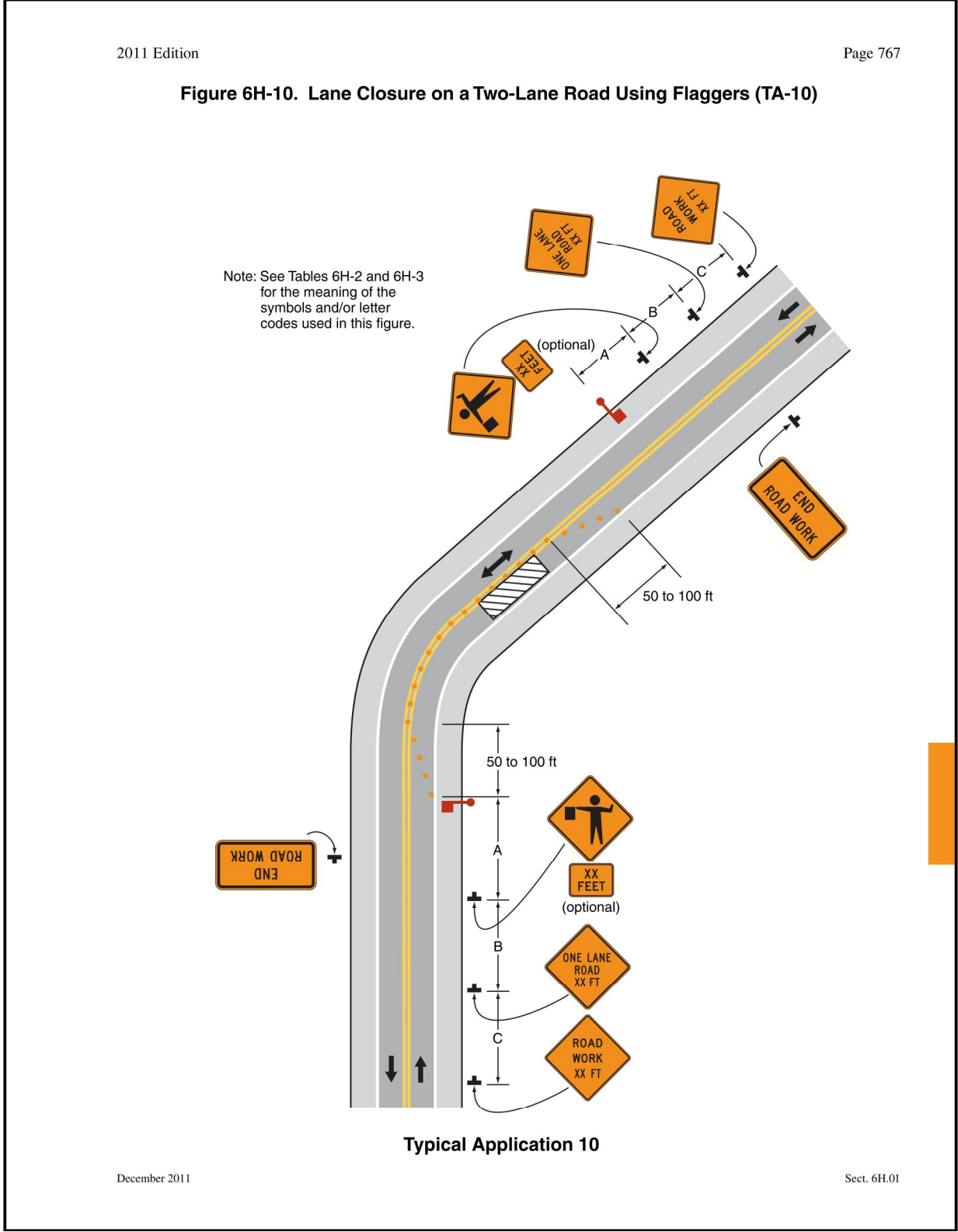
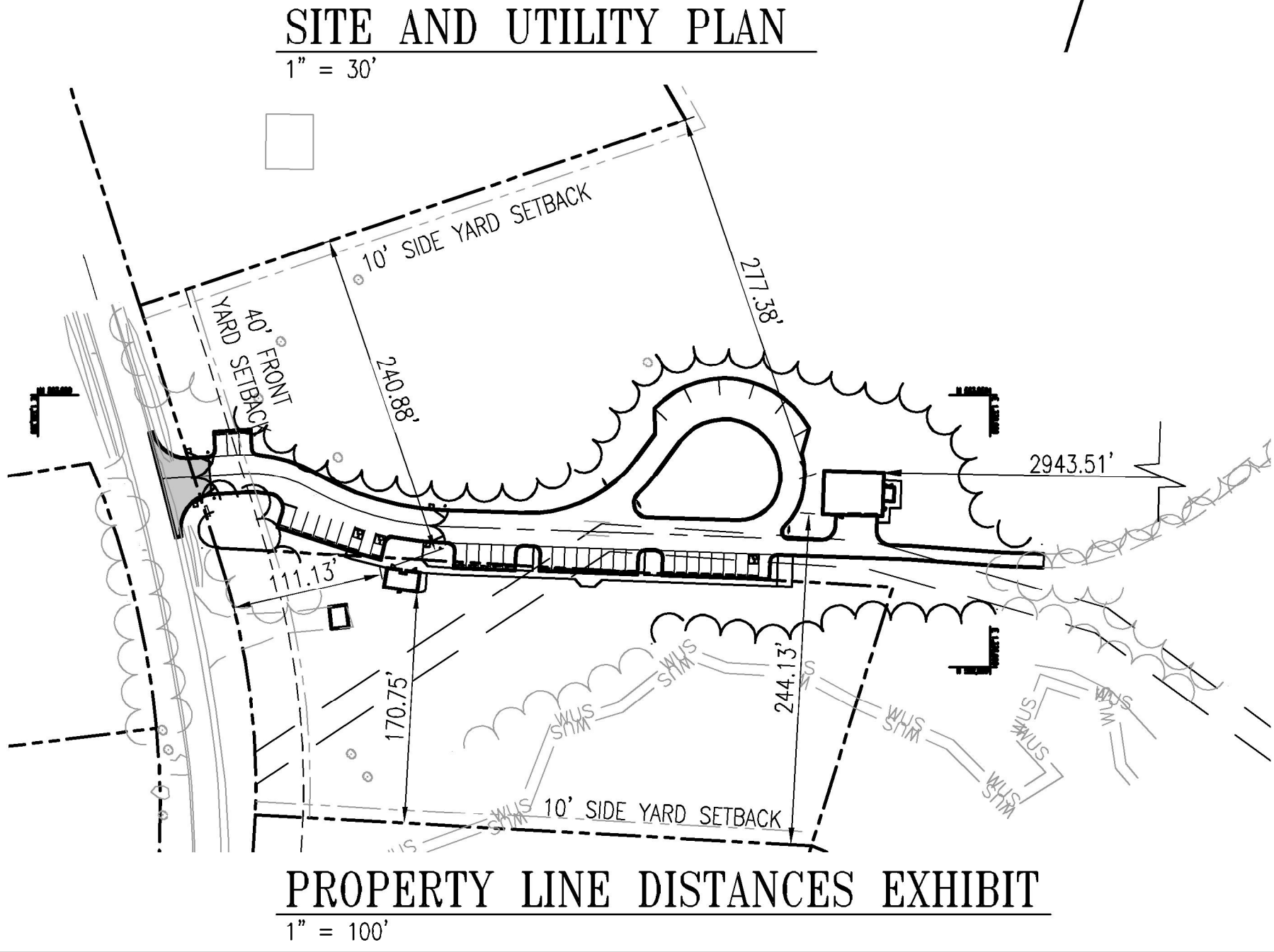
[Pattern] CONCRETE SIDEWALK

DRAWING NOTES:

- CURB FLUSH SHALL BE PROVIDED AROUND ALL POROUS CONCRETE EXCEPT WHERE POROUS CONCRETE IS ADJACENT TO CONCRETE SIDEWALK.
- CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE MEASURED FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE WATER AND SEWER DRAWINGS FOR WATER AND SEWER PLANS AND PROFILES.
- SEE DETAIL THIS SHEET FOR MAINTENANCE OF TRAFFIC DURING CONSTRUCTION.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE



REVISIONS	

HOWARD COUNTY

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WR&A

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PROPERTY

TAX MAP 35, GRID 3, PARCEL 512
TAX MAP 35, GRID 2, PARCEL 427

ZONING: NEWTOWN & R-20
ELECTION DISTRICT 05

GRAPHIC SCALES

0 15' 30' 60'

SCALE: 1" = 30'

0 50' 100' 200'

SCALE: 1" = 100'

SIGNATURE

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THE STATE OF MARYLAND, LICENSE NO. 19376
EXPIRATION DATE: 09/22/2015

MPEA – SITE
IMPROVEMENTS

SITE AND UTILITY PLAN

Drawing No.
C1.2

Scale: 1" = 30'

DATE: 06/25/2014 SHEET 5 OF 26

Des: BWI/SAD Drawn: SAD Check: AUO